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# CITY OF INDIO

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## **A G E N D A**

### ***Planning Commission***

### **SPECIAL MEETING**

***April 10, 2019***

***6:30 p.m.***

***150 Civic Center Mall, Indio, CA***  
***Council Chambers***

1. **CALL TO ORDER AND ROLL CALL:** Chairperson Eric Ceja  
Vice-Chairperson Gloria Franz  
Commissioner Jacqueline Lopez  
Commissioner Nicco Alexander Ysiano  
Commissioner Ascencion “Sam” Torres
  
2. **PLEDGE OF ALLEGIANCE:**
  
3. **PUBLIC COMMENT:** *This is the time set aside for public comment. If you wish to speak, please complete a “request to speak” form and limit your comments to three minutes (forms are located in the lobby of the Council Chamber). Please watch the timing device on the podium.*
  
4. **MINUTES**
  - 4.1 [Minutes of March 27, 2019](#) – ***Recommendation: Approve***
  
5. **PUBLIC HEARING ITEMS:**
  - 5.1 **Courthouse Bar & Grill:** The Applicant, Brock T. Olson, has filed an application consisting of a Design Review (DR 18-07-440), to consider the architecture, site plan, parking, circulation, and landscaping for a proposed 3,211 square feet, one-story restaurant establishment with an exterior lounge on a 0.405-acre lot; located at the northwest corner of Highway 111 and Smurr Street (APN’s: 611-233-015, 017 & 018). ***(Oral Report) (Leila Namvar, Senior Planner)***

**Recommendation:** Continue the item to the next Planning Commission meeting of April 24, 2019.
  
  - 5.2 **Affresco West:** The Applicant, Springland Corporation, has filed an application consisting of Environmental Assessment (EA 18-07-541), Tentative Tract Map (TTM 18-07-477), and Project Master Plan (PMP 18-07-62), proposing to subdivide 43.87 acres into 146 residential lots, designed at a minimum of 8,000 square feet, consisting of one and two story single-family homes. The proposed project is located at the

northeast corner of Avenue 40 and Monroe Street (APN's: 691-150-008 and 692-101-012). **(Oral Report) (Leila Namvar, Senior Planner)**

**Recommendation:** Continue the item to the next Planning Commission meeting of April 24, 2019.

**5.3 The Palms at Indio:** The Applicant, RJ Ventures – Indio, LLC, has filed an application for a Blanket Conditional Use Permit (B-CUP 18-10-1039), consisting of the following two requests:

1. Request for a blanket conditional use permit to allow several uses that are customarily allowed within any freeway oriented commercial or mixed-use center; and,
2. Request for one additional freeway oriented 60-foot tall pylon sign that will be constructed in the location originally proposed for a 60-foot tall pylon sign with an LED display and the relocation of the previously approved 60-foot tall pylon sign with an LED display to an alternative on-site location. The Applicant requested to bring back the pylon sign issue to a future Planning Commission with separate public hearing notice to have the opportunity to potentially refine the sign.

The Palms Shopping Center site is approximately 56 acres and generally located at the southeast corner of Monroe Street and Avenue 42; north of Interstate-10 and west of Spectrum Street (APN's 611-033-001 and 611-033-024). **(Leila Namvar, Senior Planner)**

**Recommendation:** Adopt Resolution No. 1895, a resolution of the Planning Commission of the City of Indio, California, approving Blanket Conditional Use Permit 18-10-1039 allowing several uses that are customarily allowed within a freeway oriented commercial or mixed-use center.

**5.4 Garden Fellowship Church:** The Applicant, Garden Fellowship Church, has filed an application consisting of Environmental Assessment (EA 18-04-539), Project Master Plan (PMP 18-04-61), Conditional Use Permit (CUP 18-04-1035), and Design Review (DR 18-04-433), proposing to develop a master planned, multi-building church campus on an approximately 18.5-acre site to include four (4) buildings and approximately 55,000 square feet of building space (the "Project"). The Project proposes onsite features and amenities inclusive of a worship building, church offices, youth and children's ministries, a bookstore/cafe, an amphitheater, and facilities maintenance building; located north of I-10, west of Jefferson Street, between Avenue 38 and Avenue 39 (APN's: 691-060-003 and 691-060-004). **(Leila Namvar, Senior Planner)**

**Recommendations:**

1. Approve Resolution No. 1891, a resolution of the Planning Commission of the City of Indio, California, recommending City Council approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Garden Fellowship Project (Environmental Assessment 18-

04-539), subject to the findings and conditions of approval included therein; and,

2. Approve Resolution No. 1892, a resolution of the Planning Commission of the City of Indio, California, recommending City Council approval of the Project Master Plan 18-04-61 to provide a comprehensive development plan, allowable uses, development standards, and a phasing plan for construction of a multi-building church campus on an 18.5-acre site, subject to the findings and conditions of approval included therein; and,
3. Approve Resolution No. 1893, a resolution of the Planning Commission of the City of Indio, California, approving Conditional Use Permit 18-04-1035 to allow a place of worship with associated amenities including a worship building, church offices, youth and kid ministries, a bookstore/cafe, an amphitheater, and facilities maintenance building within Equestrian Estates (EE) zone, subject to conditions of approval included therein; and,
4. Approve Resolution No 1894, a resolution of the Planning Commission of the City of Indio, California, conditionally approving Design Review 18-04-433 to approve landscape and architectural design for construction of a new church campus, subject to conditions of approval included therein.

**5.5 [7-Eleven](#):** The Applicant, Kasey Suryan, has filed an application consisting of Tentative Parcel Map (TPM 18-11-398), proposing to subdivide a 2.13 acre parcel into two parcels for commercial purposes; and, Conditional Use Permit (CUP 19-03-1047), to allow a convenience store under 15,000 square feet within the Regional Commercial (RC) zone; and, Design Review (DR 18-11-449), to approve the architecture, landscaping, and circulation plans for a 7-Eleven convenience store and fueling station. The proposed site is located west of Golf Center Parkway and north of Avenue 45 (APN: 611-330-017). (***Leila Namvar, Senior Planner***)

**Recommendations:**

1. Approve Resolution No. 1896, a resolution of the Planning Commission of the City of Indio, California, approving Tentative Parcel Map 18-11-398 (TPM No. 37659) to subdivide a 2.13 acre parcel into two commercial parcels, subject to conditions of approval included therein; and,
2. Approve Resolution No. 1897, a resolution of the Planning Commission of the City of Indio, California, approving Conditional Use Permit 19-03-1047 to allow a convenience store under 15,000 square feet within Regional Commercial (RC) zone, subject to conditions of approval included therein; and,
3. Approve Resolution No. 1898, a resolution of the Planning Commission of the City of Indio, California, conditionally approving Design Review 18-11-

449 to allow construction of a new gasoline station/convenience store, subject to conditions of approval included therein.

**6. DIRECTOR COMMENTS**

**7. COMMISSIONER COMMENTS**

**8. ADJOURN**

**Next Planning Commission Meeting:**

**April 24, 2019 at 6:00 p.m.**

*Located at the City of Indio, Council Chambers  
150 Civic Center Mall, Indio, CA*

**PUBLIC NOTICE**

*Agenda packets are available on the City's website at [www.indio.org](http://www.indio.org) and at the public counter in City Hall at 100 Civic Center Mall, Indio, California. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection at the front counter of the lobby of the City Hall Administration Building at 100 Civic Center Mall, Indio, during normal City business hours and during the meeting.*

*The Indio City Council Chamber is handicapped accessible; if special equipment is needed for the hearing impaired, please call the City Clerk's office. Persons with disabilities can receive this agenda in an alternative format and should call the City Clerk's office at (760) 391-4000. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102.35.104 ADA Title 11).*

**DECLARATION OF POSTING**

*I, Evelyn Beltran, of the City of Indio, do hereby declare that the foregoing agenda for the Planning Commission (special) meeting of April 10, 2019 was posted on the outside entry to the Council Chambers located at 150 Civic Center Mall, Indio, CA, on April 6, 2019.*

  
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Evelyn Beltran, Administrative Secretary  
Community Development Department

*[Planning Commission agendas are available on the web at www.indio.org](http://www.indio.org)*